PROPERTY PRICING OPINION / COMPARABLE SALES REVIEW

Property Location:

The goal of this BPO/CMA is to provide an estimated value or pricing guidance for the following purposes (select all that apply):

___ (1) An individual or entity currently involved in, or considering, the purchase or sale of a real estate interest;

___ (2) a current or prospective landlord or tenant of a real property interest;

___ (3) a third party engaged in decision-making or conducting due diligence related to the potential listing, marketing, sale, option agreement, lease, or purchase price of a real estate interest; or

___ (4) a current or potential lienholder or other third party using the information for purposes other than serving as the primary method to determine the market value of a real estate interest when originating a mortgage loan secured by that property through a financial institution.

Client's Relationship to the Property (choose one):

___ (1) Owner of the subject property

___ (2) other (*describe*) ____

Methodology (*check one*):

___ (1) Sales comparison approach

___ (2) income approach

___ (3) cost approach

Assumptions:

(1) The real estate agent is relying on the accuracy of the property details provided.

(2) The real estate licensee has neither conducted nor examined a survey of the property and does not accept liability for related issues. Any visual aids, such as maps or site layouts, included in this BPO/CMA are provided solely to help the reader better understand the property's layout. All measurements and dimensions are to be considered approximate.

(3) The real estate licensee does not accept responsibility for legal issues related to the property's title, nor is any judgment regarding title status being provided. It is presumed that the title is clear and transferable unless noted otherwise.

(4) Data provided by third parties is considered accurate and dependable to the best of the licensee's knowledge. However, the real estate licensee does not guarantee its correctness and assumes no liability for any errors;

(5) Unless otherwise noted in this report, all loans, claims, restrictions, rental agreements, and easements have been excluded from consideration. It is assumed that the property is owned by a financially stable party and is being properly managed;

(6) It is presumed that there are no concealed or unknown issues with the land, foundation, or structures that would impact the property's value. The real estate licensee does not accept responsibility for identifying such conditions or for obtaining any engineering evaluations that may be necessary to uncover them;

(7) Unless otherwise noted in this BPO/CMA, the real estate licensee did not observe any hazardous substances on the property. However, the licensee is not trained or certified to identify such materials. The presence of items like asbestos, urea-formaldehyde insulation, or other dangerous substances could influence the property's value. This price estimate is based on the assumption that no such materials exist on or within the property that would negatively impact its worth. The real estate licensee assumes no responsibility for detecting or evaluating these conditions. Clients are strongly encouraged to consult a qualified environmental expert if they have concerns. If any hazardous materials are later discovered, the findings and conclusions of this BPO/CMA should be considered invalid;

(8) Unless specifically mentioned in this BPO/CMA, no environmental assessments were conducted or requested in relation to this report. The real estate licensee retains the right to modify, update, change, or withdraw the price estimate or valuation based on any future environmental studies, findings, or investigations;

(9) It is presumed that the property fully adheres to all relevant environmental laws and regulations at the federal, state, and local levels, unless any violations are specifically identified, described, and accounted for in this BPO/CMA;

(10) It is assumed that the property complies with all relevant zoning laws, land use rules, and restrictions, unless any deviations have been clearly noted, described, and factored into this BPO/CMA;

(11) It is assumed that all necessary permits, occupancy certificates, approvals, or other authorizations from local, state, federal, or private agencies have been secured—or are obtainable or renewable—for the intended use considered in this BPO/CMA;

(12) The real estate licensee is not obligated to provide testimony or attend legal proceedings in connection with this BPO/CMA unless prior agreements have been established.

(13) Holding this BPO/CMA or any copy of it does not grant permission to publish its contents. No individual other than the client may use this document for any purpose without the real estate licensee's written authorization, and even then, only with appropriate written disclaimers and only in its complete, unaltered form;

(14) No portion of this BPO/CMA, nor any copies of it, may be disclosed to the public via advertising, media, public statements, sales materials, or any other form of communication without the prior written approval of the real estate licensee. Additionally, the name of the licensee, their client, firm, or any professional organization they are affiliated with may not be mentioned without the licensee's written permission;

(15) The real estate licensee, along with any employees or subcontractors, holds liability solely to the client. No responsibility, duty, or liability is owed to any third party. Should this BPO/CMA be shared with anyone other than the client, it is the client's responsibility to inform that party of all assumptions, limitations, and conditions tied to the assignment and related discussions. The real estate licensee is not liable for any expenses related to identifying or remedying any issues or deficiencies with the property.

(16) By accepting and/or utilizing this BPO/CMA, the recipient agrees to all preceding assumptions and stated limitations.

Additional Limiting Conditions (*if any*):

(1) ____

(2) ____

(3) ____

Licensee's Interest in Property (check one):

___ The real estate licensee holds no current ownership or anticipated financial interest in the property evaluated in this BPO/CMA.

___ The real estate licensee currently holds or is considering acquiring an ownership or financial interest in the property addressed in this BPO/CMA.

Acknowledgement

This document is a broker price opinion/comparative market analysis and does not constitute a formal appraisal of the property's market value. It was created by a licensed real estate broker or managing broker, not by a State-certified real estate appraiser.

____
(Printed name of real estate licensee)

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(Signature of real estate licensee)

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(License number of real estate licensee)

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(Date)